

Casitas de Las Florecitas

Project Summary

Housing Type: For Sale Single Family Housing

**Location: 115-135 Sellsway Street
(San Ysidro Project Area)**

Lot Size: 37,000 sq ft

Total Units: 8 units

Affordable Units: 8 units

Income Mix:

Very Low	Low	Mod	Unrestricted
0	0	8	0

Affordable Unit Mix:

0 BD	1BD	2BD	3BD	4BD
0	0	0	8	0

Development Team

Developer: Casa Familiar, Inc.

Development Budget

Total Development Costs: \$2,657,069

Agency Subsidy Requested: \$798,986

Agency Subsidy per Unit: \$99,873

Agency Subsidy per Bedroom: \$33,291

Funding Sources: 4% Tax credits, SDHC Grant



Project Description

The project is an 8-unit affordable housing development consisting of new 3 bedroom/2 bathroom single family “twin homes” for very low to moderate income (up to 80% AMI) families. The property was owned by the developer, Casa Familiar, and these units were constructed to complement surrounding infrastructure, art and design enhancements on the streets and buildings. To promote safety, every single story unit will be built with a private patio and private entrance. The development is meant to provide first-time home ownership opportunities for families. Homeownership is meant to encourage the revitalization of the area by having community members more invested in their community.

Notes

- Each unit is a 1,288 sq ft floor plan that includes a master bedroom suite on a family lot size of 4,600 sq ft.
- Each unit was built with a garage, laundry facilities, storage space, and side yard with unique paving.
- All units have an enhanced purchase program in addition to assisting in making these units affordable to those families with the use of 20% Set-Aside funds from the Redevelopment Agency.

